



Hadleigh Court, Carnation Drive, Saffron Walden

**£150,000** **Leasehold**

**KH** Kevin  
Henry



# Key Features

 0  1  C  A



999 Years remaining as of 30 Jun 1994

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£926.64 Service Charge pa

Review due: Ask Agent

- One-bedroom first floor flat
- 958 years remaining on lease - Share of Freehold
- Recently refurbished
- New kitchen appliances and modern bathroom
- Council Tax Band A and low running costs

Very well presented, recently refurbished first floor studio apartment situated in a quiet residential street. This is a perfect purchase for first time buyers or investors as it is offered in very good condition without an upward chain.

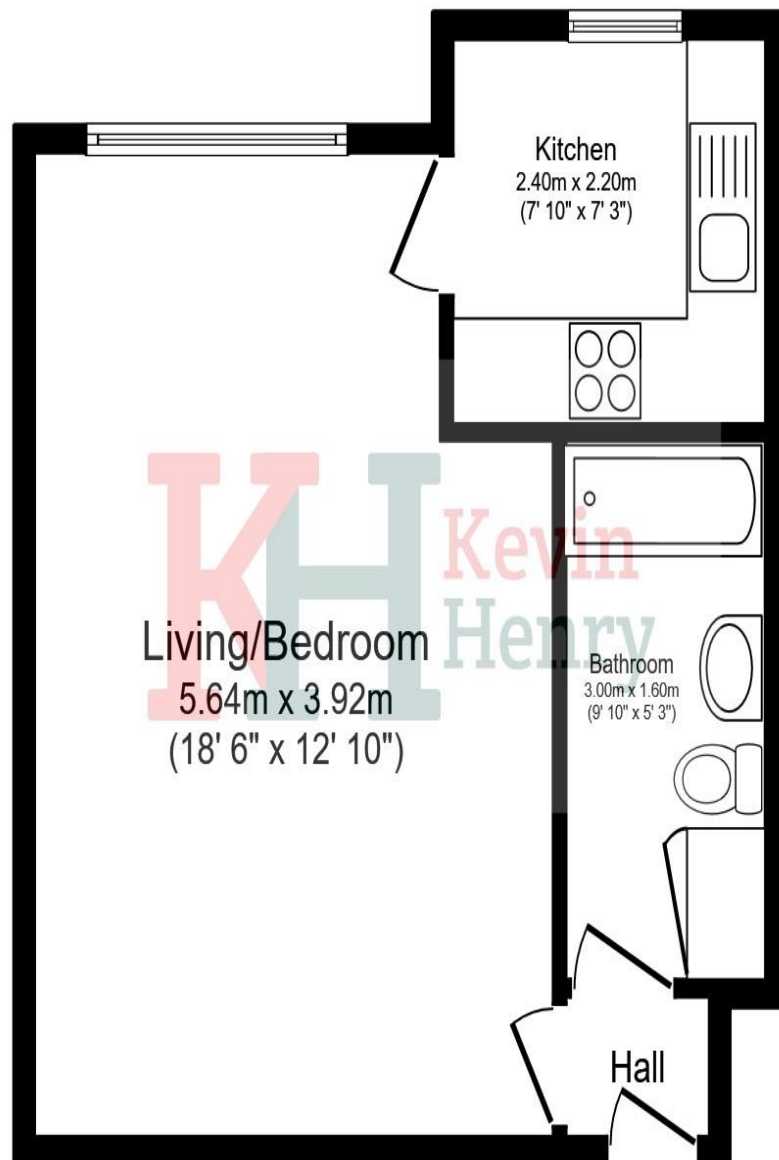


The property consists of a large studio space, kitchen with new appliances and modern bathroom. There is a secure entry system, communal garden, and ample communal parking. Smart meter and broadband internet connection.

LONG LEASE OF 958 YEARS REMAINING. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Front  
Communal entrance with secure entry system and security lighting.





Hall Entrance  
Studio space  
18'6 x 12'10  
5.64m x 3.92m

Kitchen  
7'10 x 7'3  
2.40m x 2.20m

Bathroom  
9'10 x 5'3  
3.00m x 1.60m

Communal Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Kevin Henry on:  
01799 513632



# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 [sales@kevinhenry.co.uk](mailto:sales@kevinhenry.co.uk)

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103405 - 0002

